116.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,800 / 930,800
					USE VALUE:	930,800 / 930,800
					ASSESSED:	930,800 / 930,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTHY BARBARA A
Owner 2:	MC CARTHY PAUL
Owner 3:	
Street 1:	68 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CARTHY BARBARA A -
Owner 2:	-
Street 1:	68 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,244 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1958, having primarily Wood Shingle Exterior and 2177 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9244.000	442,700		488,100	930,800
Total Card	0.212	442,700		488,100	930,800
Total Parcel	0.212	442,700		488,100	930,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.56 | /Parcel: 427.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	442,500	0	9,244.	488,100	930,600	930,600	Year End Roll	12/18/2019
2019	101	FV	319,700	0	9,244.	481,200	800,900	800,900	Year End Roll	1/3/2019
2018	101	FV	319,000	0	9,244.	369,600	688,600	688,600	Year End Roll	12/20/2017
2017	101	FV	319,000	0	9,244.	348,700	667,700	667,700	Year End Roll	1/3/2017
2016	101	FV	319,000	0	9,244.	320,800	639,800	639,800	Year End	1/4/2016
2015	101	FV	301,700	0	9,244.	299,800	601,500	601,500	Year End Roll	12/11/2014
2014	101	FV	301,700	0	9,244.	276,100	577,800	577,800	Year End Roll	12/16/2013
2013	101	FV	301,700	0	9,244.	276,100	577,800	577,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9033

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARTHY BARBA	52856-518		5/27/2009	Family	1	No	No		
BUGDEN MARIE J	29955-265		3/24/1999	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2004	444	Addition	90,000	C		G6	GR FY06	19X24 FRM / MUDRM

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
2/10/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9244		Sq. Ft.	Site		0	70.	0.75	6									488,125						488,100	

Total AC/HA: 0.21221 | Total SF/SM: 9244 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 488,125 | Spl Credit | Total: 488,100

USER DEFINED

User Acct	74715
GIS Ref	
GIS Ref	
Insp Date	09/26/18
!9033!	
Prior Id # 1:	74715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	23:33:17

LAST REV

Date	Time
10/02/18	08:49:18
apro	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21695459
Const Adj.:	1.01504993
Adj $ / SQ:	166.761
Other Features:	103264
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463999
Depreciation:	21344
Depreciated Total:	442655

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

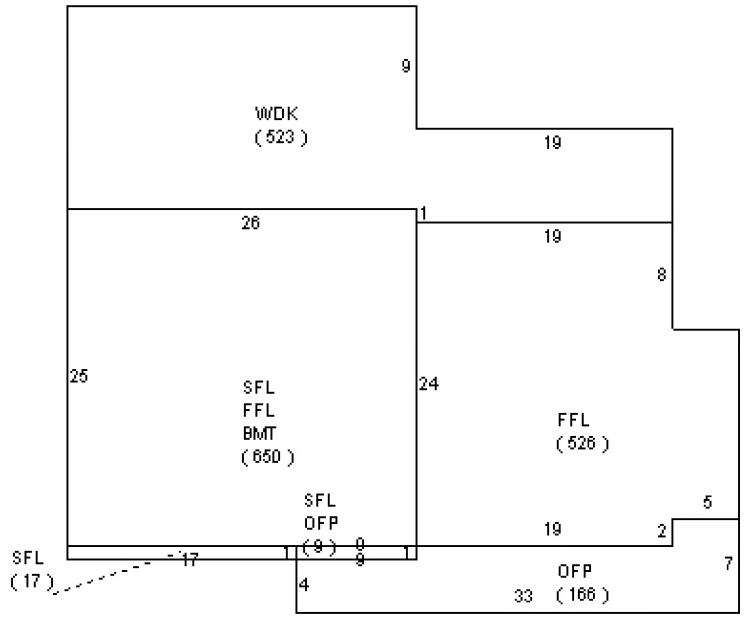
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.76
Special Features:	0	Val/Su Net:	138.34
Final Total:	442700	Val/Su SzAd	239.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	166.760	196,111
SFL	Second Floor	676	166.760	112,731
BMT	Basement	650	66.290	43,087
WDK	Deck	523	8.030	4,200
OFP	Open Porch	175	26.320	4,606

Net Sketched Area:	3,200			Total:	360,735
Size Ad	1852	Gross Are	3200	FinArea	2177

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	